



Introduction

The Planning Commission in its current form dates back to a revision of the City Charter in 1947. Article VII, § 70 of the City Charter creates a Department of Planning, the head of which is the Planning Commission. Article VII, § 71 stipulates that the Commission shall be a nine-member board composed of six citizens appointed by the Mayor, the Director of the Department of Public Works or his designee, a member of the City Council, and the Mayor or his representative.

The Planning Commission directs its staff, the Department of Planning, to accomplish these mandates, as well as to carry out new and expanded responsibilities commissioners have assumed over the years. The Commission's mission is to provide the highest level services and leadership in urban and strategic planning, historical and architectural preservation, zoning, design, development, and capital budgeting to promote the sustained economic, social, and community development of the City of Baltimore.

The City Charter, Article VII, § 72, also defines the key responsibilities of the Commission as:

- Developing and maintaining a Comprehensive Master Plan for the City;
- Preparing and updating plans showing the physical development of the City;
- Developing a capital budget and six-year capital development program for consideration of the Board of Estimates;
- Reviewing all proposals for the subdivision of land within the City for conformance to specified standards; and
- Reviewing all proposed amendments to the City's Zoning Ordinance and making recommendations to the City Council.

Beyond the authority granted by the City Charter, the Annotated Code of the Public General Laws of Maryland, Article 66B Sections 1-3, and 5 directed local jurisdictions to draft and amend comprehensive plans that shall "serve as

a guide to public and private actions and decisions to insure the development of public and private property in appropriate relationships..." **LIVE • EARN • PLAY • LEARN** is the Baltimore City Planning Commission's guide for City from 2007 to 2012.

LIVE • EARN • PLAY • LEARN, The City of Baltimore Comprehensive Master Plan (CMP) is a plan that was eight years in the making! The planning process began in 1997. The objective was to create the first new comprehensive plan for Baltimore in over 30 years. While the process was led by the Department of Planning, the Fannie Mae Foundation and the Annie E. Casey Foundation partnered with the City, supporting outreach efforts which helped to ensure intergenerational input to this important plan. More than 2,000 citizens participated in a dozen meetings and workshops to provide input into the plan and a draft of the PlanBaltimore document was released in April 1999. Hundreds more citizens provided comments on PlanBaltimore through letters, e-mail and at two public review sessions. While the draft was greatly enhanced, it primarily provided policy recommendations instead of concise goals and strategies to move the City of

Baltimore forward. Although not formally adopted, PlanBaltimore created the framework for what Baltimoreans want Baltimore to be: a world-class city. **LIVE • EARN • PLAY • LEARN** updates that vision and focuses on implementation steps needed to make that vision a reality. The Live, Earn, Play and Learn categories focus this Comprehensive Plan on discreet, attainable goals.

LIVE

LIVE creates the plan that will guide Baltimore as it readjusts its residential land use to account for the changing population, the growing commuter market, the expanding market for condominiums, the impending regional growth over the next 15 years, and the aging housing stock. The need for moderately priced, quality housing to retain and attract diverse households remains an important goal, aided by the wonderful mix of architecture, lifestyles, and neighborhoods that already make Baltimore a premier place to live. **LIVE** sets forth an implementation strategy for how the City can capture the 172,200 individuals that Baltimore has the holding capacity to comfortably absorb. Furthermore, **LIVE** highlights the potential for growth and increased investment

beyond those neighborhoods that are already experiencing renovation, rehabilitation, and new development.

EARN

EARN sets forth strategies to meet the employment needs of residents and local businesses and cultivate six (6) vital growth sectors: Healthcare and Social Assistance; Bioscience; Business Services; Construction; Computer, Internet and Data and Software-Related Services (CIDS); and Hospitality and Tourism. The strategy will aim to capture and encourage biotech job opportunities, create larger tracts of land for commercial or industrial development near transportation centers, and connect residents to available employment opportunities. **EARN** examines the zoning code and the capital budget to determine how they can be retooled to better meet today's and tomorrow's market demands.

PLAY

PLAY guides Baltimore as it enhances our rich cultural, entertainment, and natural resource amenities. Consistently, in bond questions submitted to voters, park and cultural requests get the highest votes. Based on this interest and demand, **PLAY** proposes

strategies to make these resources accessible to more of our residents and to introduce these amenities to increasing numbers of visitors from the region, state, country and world. **PLAY** also highlights strategies to increase funding for parks and recreation, and proposes a strategy to tie together heritage tourism, nightlife, parks, trails and other amenities to move us closer to our vision of a 24 hour world-class city.

LEARN

LEARN creates a plan to turn our schools into community resources, strengthen the connection between communities and their schools, upgrade and restructure our school facilities to meet the educational needs of today's population, and use school dollars efficiently. Furthermore, **LEARN** provides strategies to capitalize on the untapped potential that fourteen colleges and universities provide for Baltimore. **LEARN** focuses on consistent improvements of our schools and on the expansion of higher education opportunities as tools for human, community, and economic development.

Public Participation

An essential component in the creation of a comprehensive master plan is the role of civic input. This plan is a result of building on the public's vision gathered during the late 1990s PlanBaltimore effort. The input from the over 2,000 participants from the PlanBaltimore effort provided the Department of Planning with a wealth of information and the foundation for the **LIVE • EARN • PLAY • LEARN** themes. With these themes in place, we returned to the community in 2005 to continue to craft concise strategies for improving how current and future Baltimoreans live, earn, play, and learn. The Department of Planning pursued a number of steps to insure that the citizens it serves helped to shape this document.

Below is a concise summary of this effort, highlighting the many ways in which residents, community leaders, neighborhood associations, government agencies, and others contributed to a shared vision of Baltimore's future.

Advertisement Summary

During the summer of 2005, the Department of Planning launched a large-scale community effort to inform residents about the Comprehensive Master Planning process and to solicit citizen input regarding land use in their neighborhood. This was achieved through community mailings, e-mail notification, and local advertisements. Specifically:

June 27, 2005	Mailing to the 935 associations in Community Association Directory
June 30, 2005	City Paper – Full Page Ad (page 2)
June 30, 2005	Baltimore Messenger – Full Page Ad (back page)
July 1, 2005	Baltimore Jewish Times – Full Page Ad (page 17)
July 1, 2005	Baltimore Times – Full Page Ad (page 19)
July 2, 2005	Baltimore Afro American – Full Page Ad (page 2)
July 22, 2005	Mayor's Neighborhood Newsflash

Land Use Survey

A returnable survey intended to solicit data regarding neighborhood-level land use was integrated with the CMP Overview advertisement. Over one hundred forty (140) responses were received from citizens in the community, representing over 50 neighborhoods, on how the City should use available vacant or underutilized land. The survey was released to an expansive list of community groups, was advertised in the above mentioned media spots, and available on the Baltimorecity.gov website. The data was collected and incorporated into the CMP (if applicable), and shared with the appropriate neighborhood planner.

Stakeholder/Advisory Meetings

Throughout the Comprehensive Planning process, stakeholders and advisors consistently contributed to this major effort. Multiple meetings were held and valuable contributions gathered from a wide range of leaders during 2005. Meetings were typically organized by the Live, Earn, Play, and Learn Team Leaders and informed all steps in the document formation. Briefings to relevant government agencies and City leaders also occurred on an incremental basis.

Open House Events

The Open House Events that occurred during late October 2005 were one of the most important components of the CMP Outreach process. This setting gave citizens and constituents a glimpse of the project's progression, and an opportunity to provide guided feedback. Attendees were also encouraged to write questions, comments, or suggestions directly on the teams' displays. The three events took place on: Monday, October 17th from 4-7pm at War Memorial, Saturday, October 22nd from 9am-noon at Poly High School, and on Tuesday, October 25th from 6-8pm at City College High School. To solicit broad based attendance, the Department, pursued an extremely thorough notification strategy. This included:

- E-mail, list-serv, and newsletter submissions
- Postering government buildings and all library branches
- Attending special Events like the Book Festival and the Farmer's Market
- Mailed flyers to the 935 community associations in the Directory
- Posted to the City, Department of Planning, LiveBaltimore, Baltimore Housing, Coloquio, and BaltimoreFunGuide websites

Comprehensive Plan Survey

A survey was written to solicit comments related to the topic matter for each of the **LIVE • EARN • PLAY • LEARN** Teams. These surveys were available at the Open House events and could also be completed online. The results helped to shape the objectives and strategies developed for the Plan. In addition, the data collected will be used towards recommendations at the neighborhood level, assisting the efforts of the planners assigned to the City's nine planning districts.

Distributing the Preliminary Plan

Beginning in February 21st, the Planning Commission will host nine Planning Commission Hearings across the City to review the draft version of the Plan and gather reactions and feedback from citizens. These meetings will occur in each of the nine planning districts to maximize the opportunity to hear from neighborhoods. Copies of the draft will be available in every Enoch Pratt Free Library branch, and downloadable from the City of Baltimore and www.LiveEarnPlayLearn.com websites. There will be an extensive publicity campaign undertaken to ensure that residents and other important City stakeholders are aware of the release of the draft and the opportunities for comment. This outreach campaign will utilize the same techniques used to publicize the Open Houses in October along with additional resources to increase awareness of this important document.

Per Maryland Code: Article 66B § 3.06 (a)(2): “The planning commission shall make a preliminary report and hold at least one public hearing on the preliminary report before submitting the final report.” The Planning Commission will submit a preliminary (draft) plan on February 2, 2006. Far exceeding Maryland requirements, the Planning Commission will allow three months for public participation, comment and feedback. The Plan will then be revised to reflect the comments received and the final Plan will be adopted by the Planning Commission on April 20, 2006. The final plan will then be submitted to the City Council for review and adoption.

Zoning Updates

After **LIVE • EARN • PLAY • LEARN** is adopted by the City Council, the Mayor and the Planning Commission will direct the Department of Planning to rewrite our antiquated zoning code. In Baltimore, our zoning framework dates back to the 1970’s. Because our zoning code is outdated, we have used other tools, such as urban renewal plans and planned unit development overlay zones, to accommodate modern land use needs.

The Department of Planning began updating discrete sections of the zoning code in 2004. The Maritime Industrial Overlay Zoning District and a first phase of changes to live entertainment provisions have been enacted. In 2005, provisions related to locating supportive group homes and treatment facilities were proposed and not enacted – but are still under discussion. In early 2006, the Department of Planning will propose updates to the City’s Industrial Zoning, zoning in the Southeast District, and begin the total rewrite of the existing code, which will include a proposed transit oriented development overlay zone; a university district overlay zone; mixed-use categories; and a new park zoning classification.

As part of the comprehensive planning process, the Department of Planning solicited ideas about how land could be better used. Additionally, we commissioned commercial and industrial land use studies. The Department also worked with The Reinvestment Fund and the Baltimore City Department of Housing and Community Development to achieve a comprehensive residential land use study resulting in the 2005 Housing Typologies. The results of these combined efforts helped to generate the generalized proposed land use map found in the CMP. The results of the study and analysis, and the proposed land use map, will allow us to move to the immediate next step of comprehensive rezoning for the City of Baltimore.

The City of Baltimore's Comprehensive Master Plan: 2007 - 2012

LIVE • EARN • PLAY • LEARN, The City of Baltimore Comprehensive Master Plan, supersedes the 1971 Master Plan and amendments and sets forth a city-wide comprehensive six-year strategy. Different from comprehensive plans of the past, this planning effort sought to merge a business plan and a comprehensive urban development plan into one document. The Baltimore City Planning Commission thought it imperative that this document not be a plan for the shelves, never read, and never truly implemented. Instead, drafted in a business plan format, **LIVE • EARN • PLAY • LEARN** seeks to provide clear goals and objectives to direct the City's capital investment, zoning strategies, and public policy in a way that can be read, understood, and implemented by all segments of Baltimore. While realistically not every goal or policy in this plan will be accomplished within the specific six-year timeframe, Baltimore's citizenry must direct elected officials to prioritize and balance many desirable actions with available resources, legal constraints and market conditions. The plan will support those seeking grants to carry out its purposes, provide protection of and encouragement for private investment, and give greater predictability and certainty to the City's future. The administration, City Council and appointed boards, commissions and committees, as well as the general public, and other City agencies will give and receive guidance from this document and recommend amendments as needed.